Design & Access Statement

Proposed Extension

Drumconner

13-21 Brighton Road

Lancing

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Addendum
DATE RECEIVED 04 DEC 2009

Proposed Use

The proposals are for the extension to this existing residential care home to provide additional bedrooms at first floor level together with associated en-suite facilities.

Amount

The proposals will provide eight additional en-suite bedrooms each of generous size whilst internal alterations within the existing building will result in the loss of three small non- en-suite bedrooms in order to provide access to the extensions and to enhance the remaining existing three bedrooms. The total floor area of the extensions (east and west wings) is 275 sq.m.

Layout

The proposals will provide additional bedrooms of sufficient size to be considered as 'suites' with bedroom and sitting areas with a bright, open, outlook over the sea. The scheme will also involve the provision of an additional disabled-user lift which will enhance access to the upper floor. All rooms will be served by an extended east/west corridor without any changes in levels. The proposed rooms will overlook grounds belonging to the home with distant views over the English Channel. All en-suite facilities will be suitable for disabled/wheelchair users and will comply fully with the requirements of Approved Document M.

Scale

The proposed extension will follow the footprint of the single storey extensions granted Planning Permission in 2008 under Ref ADC/0111/08. The proposed western extension largely follows the profile of a now lapsed permission granted in 1999 under Ref L/31/99/TP and will adopt the same approved roof profile subservient to the original, central, first floor. The proposed eastern extension will reinstate the balance of the building and similarly has a subservient profile.

Landscaping & Appearance

The proposals will have no impact upon the landscaping of the site. The proposals will incorporate a pitched tiled roof above painted pebbledash elevations to match entirely the existing building. Additionally, the proposals will effectively obscure views from the street of the existing flat roof areas to the sides/rear of the property significantly enhancing the overall appearance of the building.

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Context

The proposals will provide considerably enhanced suite-style accommodation for the elderly in this established well respected care home. The provision of disabled en-suite facilities and enhanced lift access will significantly improve the living environment for the residents with a spectacular outlook over the English Channel. The proposals raise no new issues in respect of overlooking, overshadowing or overdevelopment and, in this context, accord with the objectives of the Local Plan.

Access

Access up to the first floor will be considerably enhanced by the installation of a wheelchair sized lift in compliance with Approved Document M. Additionally a new stairway will be provided suitable for use by the ambulant disabled and this facility will further enhance the day to day running of the home. Access to within the property at ground level will not be affected by these proposals.